

COUNCIL POLICY**CURRENT**

SUBJECT: REQUIREMENTS FOR DEVELOPMENT APPROVAL IN PLANNED
URBANIZING AREAS
POLICY NO.: 600-28
EFFECTIVE DATE: August 11, 1980

BACKGROUND:

The Progress Guide and General Plan for The City of San Diego incorporates “Guidelines for Future Development” in which the residential growth management objectives of the City are analyzed.

The Planned Urbanizing Area consists of the newly developing and presently undeveloped communities beyond the Urbanized Area (in which much of the growth over the planning period is expected to occur.) The Planned Urbanizing Area has been subdivided into “developing communities”, which are already partially urbanized, in which many communities are already in place, facilities are already in place, and for which there is an adopted community plan; and “new communities,” which are essentially undeveloped, in which there are no community facilities and for which plans are under preparation.

One of the principal objectives of the residential growth management program is to encourage development in the Urbanized Area by concentrating general fund public capital improvement expenditures in those areas. Outside the Urbanized Area such improvements will be furnished and financed by the private developer. In both developing Communities and new communities the Progress Guide and General Plan requires that public facilities and services, including the water supply and distribution system, sanitary sewer system, drainage facilities, fire protection, schools, streets, parks, and open space be available at the time of development and be of sufficient capacity to serve the proposed development and its residents.

All communities within the Planned Urbanizing Area must be reviewed not only for their general conformity with the Progress Guide and General Plan for The City of San Diego, but also in light of their potential cumulative impacts. With respect to other planning areas, a balance must be maintained so that pressure does not build to develop prematurely in the Future Urbanizing Area, nor lead to a loss of developer interest in the Urbanized Area.

PURPOSE:

The purpose of this Council Policy is to specify the requirements for approval and financing of development in the Planned Urbanizing Area of the City in accordance with the Progress Guide and General Plan, “Guidelines for Future Development.”

POLICY:

It shall be the policy of the City Council that development approval including subdivision, rezoning, issuance of Conditional Use Permits, and issuance of building permits for new development in the Planned Urbanizing Area shall not be granted unless the City and/or the developer have made provision for the following:

1. General: Planned Urbanizing Area

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That there is an adopted community plan for the area in the case of developing communities or an adopted community plan or specific plan in the case of new communities, and that in reviewing development proposals in new and developing communities, the City shall assure itself that the development proposal complies with the allocation and phasing program as recommended in the Progress Guide and General Plan. If the developer proposes to develop more units than projected in the community plan, it must be established to the satisfaction of the City that:

- a. any increase in proposed residential units beyond that proposed in the adopted plan is balanced by a corresponding decrease in other areas of the same plan,
- b. there will be adequate supporting public facilities and services based on an approved financing plan,
- c. the development will not adversely affect or cause the development of the Future Urbanizing Area, and,
- d. the development will not significantly affect development rates in the Urbanized Area.

Development in the Planned Urbanizing Area shall be monitored by the City to insure that plan objectives and criteria are being met and to provide an adequate basis for assessment of development proposals.

2. New Communities

That the following components be adopted by the City in conjunction with the comprehensive application of standard land use zoning or as part of an adopted planned district ordinance and precise plan for new communities:

- a. a plan for financing of public facilities, including plan implementation, and setting forth a complete financial program by which the developer and/or property owner covered by the Plan will finance all needed improvements,
- b. a school facilities Master Plan, and,
- c. a development phasing program showing the projected schedule of development by number and type of units per year for the planning period. In instances where new communities are contiguous, the phasing program shall consider the cumulative impacts on adjacent communities.

3. Developing Communities

That there is an adopted Implementation Program for financing public improvements needed to support projected future development which shall include, but not be limited to:

- a. a development forecast and analysis which shows the total amount of development and the annual phasing of that development over the 20 year period,

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- b. a capital improvements program and cost distribution, and,
- c. a community facilities financing program setting forth the methods and sources of financing all needed improvements.

HISTORY:

Adopted by Resolution R-252464 08/11/1980